

REQUEST FOR COUNCIL ACTION

SUBJECT:

AN ORDINANCE DECLARING A DEVELOPMENT MORATORIUM ON
MULTI-FAMILY HOUSING PROJECTS.

SUMMARY:

The City Council has asked that an ordinance declaring a 4-month moratorium on development applications for multi-family housing projects be placed for consideration on the January 28, 2015 agenda. This 4-month moratorium will allow the City to reexamine its Cap and Grade growth management program, to evaluate new development standards and practices for multi-family projects, and to develop performance-based zoning provisions to encourage better types of multi-family housing projects in the City. This is an offshoot of discussions at the recent City Council strategic planning retreat.

FISCAL IMPACT:

No material fiscal impact.

STAFF RECOMMENDATION:

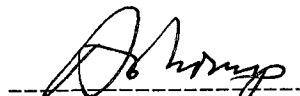
Staff recommends APPROVAL of the proposed Ordinance.

MOTION RECOMMENDED:

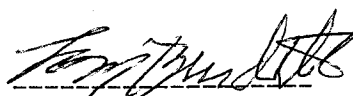
"I move that the City Council adopt and approve Ordinance 15-05, declaring a 4-month moratorium on the acceptance of multi-family development projects in the City."

Roll Call Vote ☒ required. ☐ not required.

Reviewed by:


Robert Thorup
Deputy City Attorney

Proposed by


Tom Burdett
Development Director

Recommended:


Bryce Haderlie
Interim City Manager

THE CITY OF WEST JORDAN, UTAH
A Municipal Corporation

ORDINANCE NO. 15-05

An Ordinance Declaring a Development Moratorium on Multi-Family Housing Projects.

Whereas, Title 10, Chapter 9a of the Utah Code authorizes the City to establish a moratorium on development activity for a temporary period while the City studies its response to changing circumstances;

Whereas, the people, through public participation and legislative action of the City Council in the General Plan, have expressed a concern that too much multi-family development has taken place in the City with too little new high quality single family housing;

Whereas, this perception was quantified in the General Plan by means of a specific fraction: that multi-family property should not exceed 17% where single family property occupies the remaining 83% of residential properties;

Whereas, the number of multi-family properties in the City currently exceeds the General Plan's desire for no more than 17% in relation to single family homes. Moreover, the City has repeatedly been told by developers that banks are now encouraging multi-family development—particularly apartments—by making loans available to these projects that are not available for other types of real estate development;

Whereas, many undeveloped properties in the City are being held by older families who, through recent testimony before the Planning Commission, are expecting a big payday when they sell their properties for multi-family development;

Whereas, the economic currents now in place are counter to the expressed will of the people in seeking to protect the public welfare by limiting the percentage of multi-family housing in the City in relation to high quality single family residential housing.; and

Whereas, the City Council finds a compelling countervailing public interest to exist that calls for a temporary halt to development of multi-family housing in the City pending a re-examination and re-calibration of the City's development regulations regarding multi-family housing projects.,

NOW THEREFORE, BE IT ORDAINED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF WEST JORDAN, UTAH:

Section 1. The City does hereby establish a moratorium, effective at midnight this same day, on the acceptance and processing of development applications for multi-family housing projects, which for this purpose includes any residential structure containing two or more residential units. Until a date to be publicly announced, the City will not accept or process any application for new multi-family housing.

Section 2. Any complete application for multi-family housing now in the hands of the City's development staff is not covered or affected by the establishment of the moratorium in Section 1.

Section 3. The City development staff is hereby charged with re-examining the 2009 City Code provisions applicable to multi-family housing development projects with the intent of bringing such provisions and regulations into better consonance with the General Plan and encouraging better types of multi-family housing options.

Section 4. The City development staff shall present any proposed changes to the 2009 City Code or any other development standards to the City Council with a recommendation for approval no later than 110 days from the date hereof.

Section 5. Under no circumstances will this moratorium last beyond six (6) months from the date of adoption.

Adopted by the City Council of West Jordan, Utah this 28th day of January, 2015.

CITY OF WEST JORDAN

ATTEST:

By: _____
Mayor Kim Y. Rolfe

Melanie Briggs, City Clerk / Recorder

Voting by the City Council**"AYE"****"NAY"**

Judy Hansen

Jeff Haaga

Chris McConnehey

Chad Nichols

Ben Southworth

Justin D. Stoker

Mayor Kim V. Rolfe
